

DC Ranch Development Review Board Parcel 1.1 Project Narrative

INTRODUCTION

Planning Unit I at DC Ranch is located at the southeast corner of Union Hills Drive and Pima Road, extending east to the Reata Pass Wash and south of Palo Brea Road. There are various zoning categories and land uses proposed and developed within Planning Unit I, including an approximately thirty one (31) acre conceptually commercially zoned area. The mixed use area is located within the northwestern portion of Planning Unit I along the newly aligned Pima Road. This will be the first commercial development north of Loop 101 and is the gateway to DC Ranch and Silverleaf.

LOCATION

The mixed use are of Planning Unit I is bounded by Pima Road to the west, Trailside View to the south, 91st Street to the east and Ironwood Village to the north. The western portion of the area is referred to as Parcel 1.1 and has been designed and will be developed in conjunction with Parcel 1.2 to the east.

ZONING

The conceptual zoning for the commercial area of Planning Unit I consists of Planned Neighborhood Center ("PNC") and Commercial Office ("CO") with the Planned Community District overlay. In order to fully integrate commercial and residential uses within Planning Unit I and to develop a portion of the area with a specialty hotel, a request is simultaneously being made to relocate approximately two (2) acres of the R4-R zoning contemplated within DC Ranch to Planning Unit I. The hotel use is not a part of this Development Review Board application.

REQUEST

The request is for Development Review Board approval of building elevations, landscape plans and a site plan to allow the development of an integrated mixed use center with services, retail and residential uses. Parcel 1.1 is the commercial portion of the development and Parcel 1.2 is the residential portion of the development.

DEVELOPMENT

Parcel 1.1 will be developed with approximately 60,650 square feet of retail uses including a bank, a grocery store, and restaurants with outdoor dinning. Additionally, approximately 68,650 square feet will be utilized for office uses, and there will be some residential units located north of Union Hills Drive. The buildings and uses within Parcel 1.1 are clustered around courtyards as required in the PNC zoning district. Specifically, there are several central areas that are

designed to encourage pedestrian activities and to fully integrate the commercial and residential uses on both Parcels 1.1 and 1.2.

The most dominate of these courtyards is the outdoor sitting and eating areas located at the southwest corner of the grocery store, the central park, and the twin residential and commercial plaza areas between the office building and the adjacent residential uses. The courtyard adjacent to the grocery store terraces down to the adjoining retail building and provides views from shaded seating areas to the central park. This courtyard has a strong open space connection across the parking lot to encourage pedestrian access between the retail buildings and Pima Road.

The central park located in the center of the parcel is the main entrance to the residential areas and is flanked by commercial buildings to the north and the south, and buffered from Pima Road by commercial buildings to the west. The central park is activated by a long, shallow reflecting pool up the center with water jets arcing from the sides into the middle of the pool. The twin plazas, between the office and residential uses, provide a combination of outdoor landscape and plaza areas. The area between the plazas transitions several feet of grade and includes a shaded outdoor dinning on the north end. The twin plazas and the central park are two (2) of the strongest community connection points, integrating the residential and commercial uses. These spaces are designed to activate various activities throughout the day and are anticipated to be the most active spaces in the center.

A third, more quite connection exists in the northern portion of Parcel 1.1. This simple mews provides a direct connection between the residential units and the grocery store. This connection is anticipated to be an often traveled and convenient pedestrian route throughout Parcels 1.1 and 1.2. The commercial uses are linked by a single-sided pedestrian colonnade running north-south. This major pedestrian and vehicular circulation route also connects the various courtyards of the site.

Surface parking will be provided at the community based on the zoning district requirements of one (1) parking space for every 250 square feet of PNC gross floor area and one (1) parking space for every 300 square feet of CO gross floor area. If needed, a parking deck could be added at a future date to accommodate additional parking spaces.

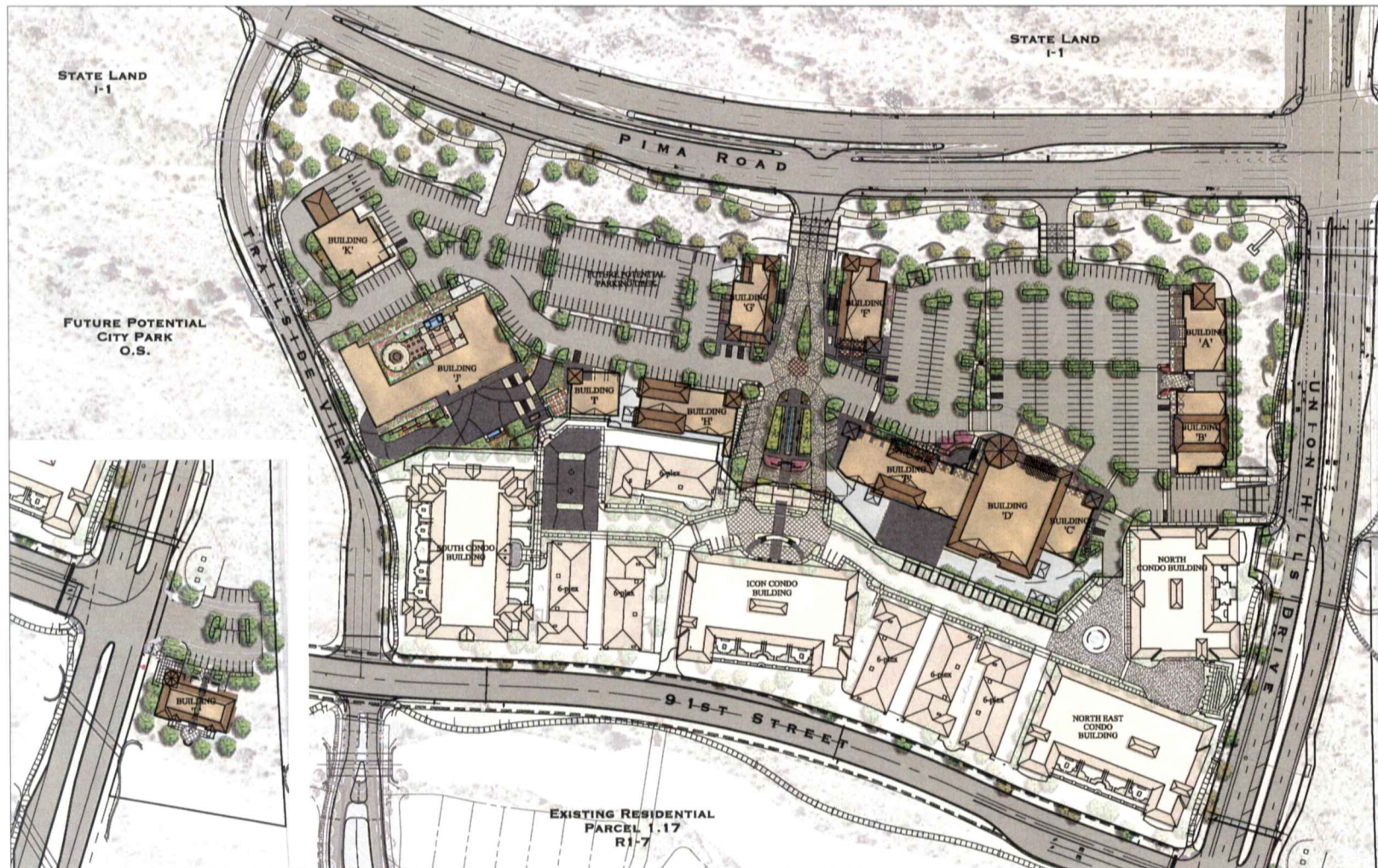
A majority of the buildings within Parcel 1.1 will be single story structures with articulated roof lines and commercial facades. The office building will be four (4) levels above a partially sub-terrain parking structure. The building to be located at the northern edge of Parcel 1.1 will have a maximum of three (3) levels and will include residential uses above the first floor.

The architecture has been designed to complement both DC Ranch and Silverleaf, with modern accents to add a flare of high design. The architecture for Parcel 1.1 is predominately Spanish Mediterranean in character, complemented by large shaded overhangs on the west façade, and old world courtyards. This simple architecture will get its richness from the quality of the details. The office building is designed to include contemporary elements, much like that found in the architecture of its sister commercial center, Market Street located further north on Pima

Road. A simple classic structure has been given modern accents similar to the on-going renovations of classical buildings in historic urban settings. This will add life and interest to the mixed use center at night, and distinguish it from other Spanish themed commercial centers in the area.



ILLUSTRATED SITE PLAN



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DATE: 04 SEPTEMBER 2006



ESPIRITU LOCI
The Spirit of the Place

PARCEL 1.1



91-DR-2006

9-14-06



CONCEPTUAL LANDSCAPE & WALL PLAN

* NOTE:
THIS LIST REPRESENTS A SAMPLE
PLANT PALETTE. ALL LANDSCAPE
MATERIALS SELECTED WILL COME
FROM THE PLANNING UNIT 1
EDMP/MDCP APPROVED LIST.

* PRELIMINARY PLANT PALETTE

| BOTANICAL NAME | COMMON NAME |
|--------------------------------|--|
| TREES | |
| ACACIA SPECIES | ACACIA |
| CAESALPINA CACALACO | CASCALOTE |
| CEPATONIA SILVIA | LOCUST BEAN |
| CERODIUM FLORIDUM | BLUE PALM VERDE |
| CERODIUM MICROPHYLLUM | FOOTHILLS PALO VERDE |
| DALBERGIA SISSOO | SISSOO |
| OLIVEA TESOTA | IRONWOOD |
| PROSOPIS GLANDULOSA | HONEY MESQUITE |
| PROSOPIS VELLUTINA | VELVET MESQUITE |
| QUERCUS VIRGINIANA | LIVE OAK |
| IRRIGATED CACTI/ACCENTS | |
| AGAVE SPECIES | AGAVE |
| CARNEGIEA ORANTEA | SAGUARO |
| FOUQUERIA SPLENDENS | OCOTILLO |
| YUCCA SPECIES | YUCCA |
| ACCENTS | |
| ECHINOCEBUS ENGELMANNI | ENGELMANN'S HEDGEHOG |
| FEROCACTUS ACANTHODES | FIRE BARRIEL |
| HESPERALOE SPECIES | HESPERALOE |
| OPUNTIA ENGELMANNI | ENGELMANN'S PRICKLY PEAR |
| OPUNTIA FALGATA | CHAINFRUIT CHOLLA |
| SHRUBS & PERENNIALS | |
| AMBROSIA DELTOIDEA | BURSAGE |
| ANTICORONIA LEPTOPUS | QUEEN'S WREATH |
| CALLIANDRA ERICOPHYLLA | PINK FAIRY DUSTER |
| CARISSA MACROCARPA | NATAL PLUM |
| COCONUTIA VISCOSA | HOPSEED |
| GUTIERREZIA SAROTHRAE | SNAKEWEED |
| JUSTICIA CALIFORNICA | CHUPAROSA |
| LAMBIA TRENDAITA | CREOSOTE BUSH |
| LEUCOPHYLLUM SPECIES | LEUCOPHYLLUM |
| LAGUSTIUM JAPONICUM | WAXLEAF PRIVET |
| LYCUAL FREMONTI | FREMONT LYCUM |
| MULLENBERGIA RIGENS | DEER GRASS |
| MYRTUS COMMUNIS | MYRTLE |
| PHOTINIA FRAXERI | RED PHOTINIA |
| PORTULACARIA AFRA | ELEPHANT FOOD |
| PORTULACARIA FRAXERI | NARROW LEAF PORTULACA |
| RUELLIA BRITTONIA | BRITISH RUELLIA |
| RUELLIA PENNSYLVANICA | DESERT RUELLIA |
| SAMOLUSIA CHINENSIS | JOJOBA |
| SPHAERALCEA AMBIGUA | DESERT 5.08 MALLOA |
| TECOMA STANS | ANGUSTATA |
| TRAVIS CALIFORNICA | TRAVIS |
| VIGUERA DELTOIDEA | GO, DENEYE |
| GROUNDCOVERS | |
| BALANITA TRICATA | DESERT MARIGOLD |
| DYSSODIA PENTACHAETA | DOGWOOD |
| PERISTEMON SUPRABUS | SUPRABUS PERISTEMON |
| PERISTEMON SUPRABUS | DESERT PERISTEMON |
| ROSEMARY SPECIES | TRAILING ROSEMARY |
| VERBENA GOODENI | GOODENIA VERBENA |
| ZINNA ACEROSA | DESERT ZINNA |
| VINES | |
| HARDENBERGIA VIOLEA | HARDENBERGIA |
| ROSA BANKSIAE | LADY BANKS ROSE |
| VIGNA CARACALLA | SNAIL VINE |
| TURF | CYNODACTYLON "TODON" "MIDIRON" BERMUDA |

North
Scale: 1"=60'-0"
14 September 2006



LANDSCAPE NARRATIVE:

THE PROPOSED LANDSCAPE FOR PARCEL 1.1
CONSISTENT WITH THE PLANNING UNIT 1
ENVIRONMENTAL DESIGN MASTER PLAN (EDMP/MDCP)
THE LANDSCAPE CHARACTER WILL INCLUDE
NATURAL AND MODIFIED NATURAL, NATIVE
SONORAN, SOUTHWEST, AND ARIZONA
SUPPLEMENTAL LANDSCAPE IS INTENDED TO
REINFORCE THE DESERT THEME. PLANT PALETTE
DENSITIES AND ARRANGEMENTS WILL COMPLEMENT
SURROUNDING USES AND INTERNAL CIRCULATION
LAYOUT. THE COMMERCIAL CENTER WILL PROVIDE PASSIVE
OUTDOOR SEATING IN MANY LOCATIONS THROUGHOUT
THE SITE TO COMPLEMENT TENANT USE.

WATER INTENSIVE LANDSCAPE CALC.

218,436 SQ. FT. OF AREA
218,436 SQ. FT. OF TURF
217,536 X 0.5 = 10,876 OF WATER INTENSIVE LANDSCAPE
900+10,876=11,776 SQ. FT. OF ALLOWABLE WATER INTENSIVE LANDSCAPE

SHAPING AND FINEGRADING:

ALL AREAS DISTURBED BY CONSTRUCTION ALONG UNION HILLS
AND 91ST STREET WILL BE FINEGRADED AND SHAPED FOR A
NATURAL UNDOULATING CHARACTER AND BLEND WITH ADJACENT
LANDFORMS AND PROPOSED SITE IMPROVEMENTS. ENGINEERED
PLANS SHALL INCORPORATE OVERALL PROPOSED SHAPING
TO MANIPULATE PRIOR TO BEGINNING LANDSCAPE INSTALLATION
CONSIDERATIONS. LANDSCAPE ARCHITECT TO WALK THE SITE
WITH CONTRACTOR AND VERIFY SHAPING CONSIDERATIONS
NATIVE DESERT PAVEMENT SHALL BE UTILIZED TO TOPDRESS
ALL REVEGETATION AREAS. ALL LANDSCAPE AREAS INTERNAL TO
THE PROJECT TO BE TOPDRESSED AND DECOMPOSED GRANITE

IRRIGATION MASTERPLAN:

ALL PERIMETER, PARK AND INTERNAL LANDSCAPE
IMPROVEMENTS SHALL BE WATERED BY AN AUTOMATED
UNDERGROUND IRRIGATION SYSTEM MAINTAINED BY
SEPARATE ASSOCIATION UNLESS NOTED OTHERWISE.

LEGEND

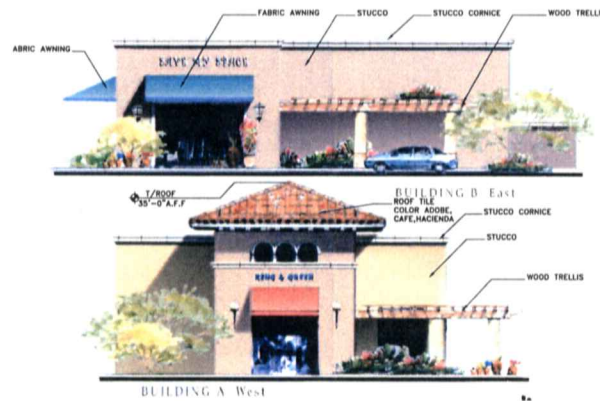
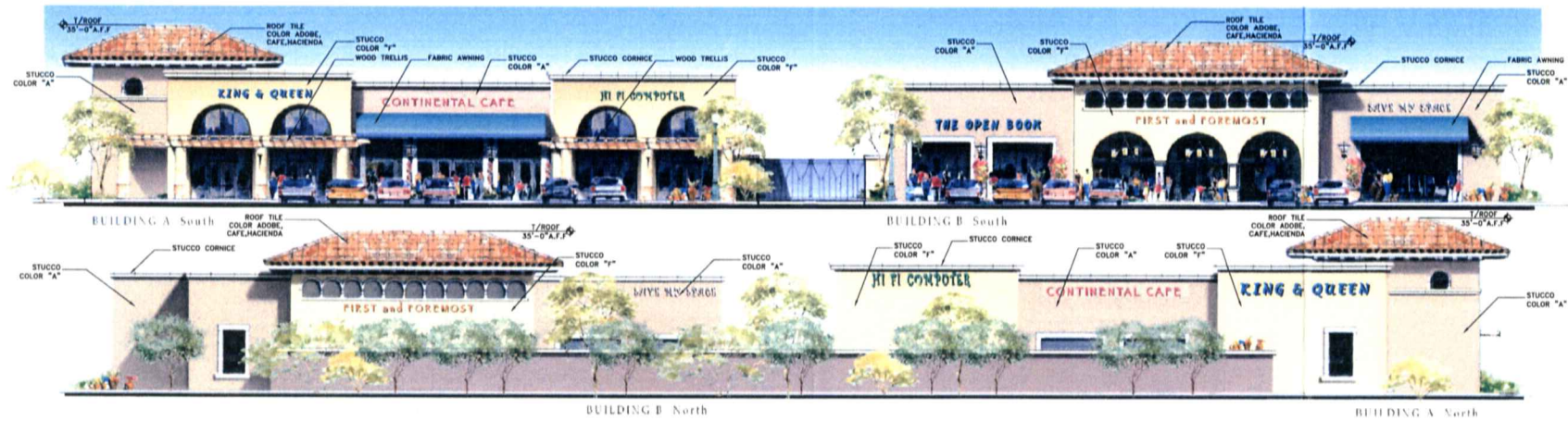
- CMU WALL WITH FINISH TO COMPLEMENT
ARCHITECTURE AND DECORATIVE CAP.
- BOX CULVERT ABUTMENT WALL
WITH STUCCO FINISH
- DC RANCH STONE RETAINING WALL
- VIEW FENCE
- POTENTIAL WATER FEATURE
- EXISTING IMPROVEMENTS TO REMAIN
- LAWN AREA
- LANDSCAPE TO BE CONSISTENT WITH THE VILLAGE
CHARACTER THEME AS LISTED IN THE MOST CURRENT
VERSION OF THE PLANNING UNIT 1 EDMP
- SCENIC CORRIDOR LANDSCAPE TO BE CONSISTENT
WITH EXISTING PLANT IDENTITIES. SCENIC CORRIDOR
TO BE 80' MIN. 100' AVERAGE WIDTH
- LANDSCAPE TO BE CONSISTENT WITH THE UPPER
DESERT THEME AND ENHANCED NATIVE SONORAN
CHARACTER LISTED IN THE MOST CURRENT VERSION
OF THE EDMP

This drawing is an illustration of a concept or
idea. It is not a contract document. The owner
and contractor shall be responsible for the
accuracy of the information provided.





BUILDING "A & B" EXTERIOR ELEVATIONS



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DATE 11 SEPTEMBER 2006

ELEVATIONS
1" = 10'
0 5' 10' 20' 30'



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SUITE 100
SCOTTSDALE, ARIZONA 85257-5431
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480-355-2296 FAX

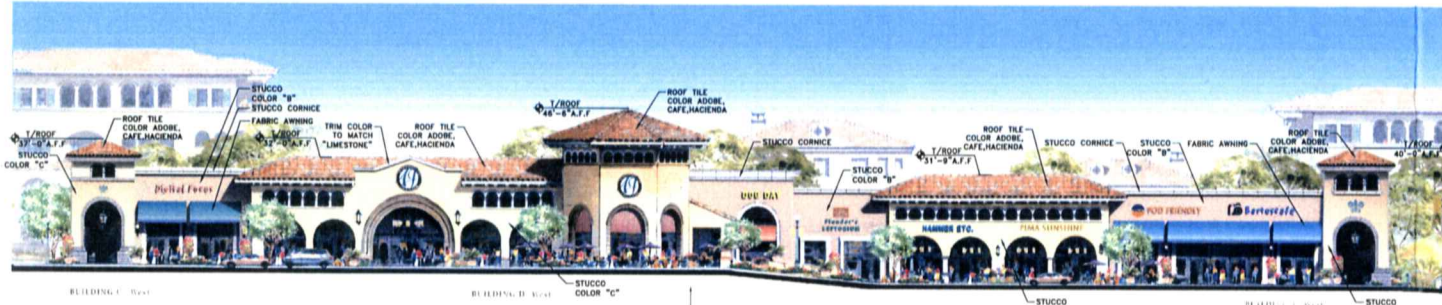
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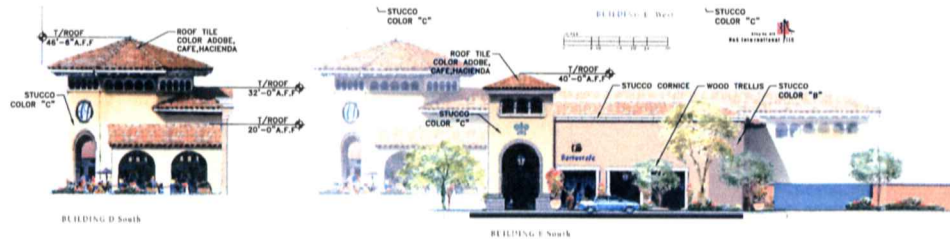
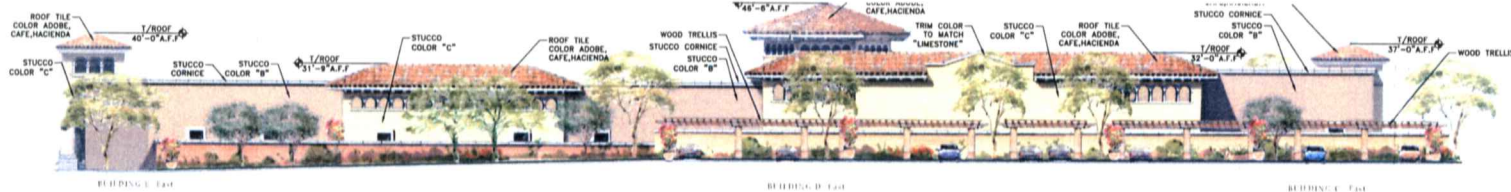
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BUILDING "C, D & E" EXTERIOR ELEVATIONS



ELEVATIONS
1/8" = 1'-0"
0 8' 16' 32' 48'



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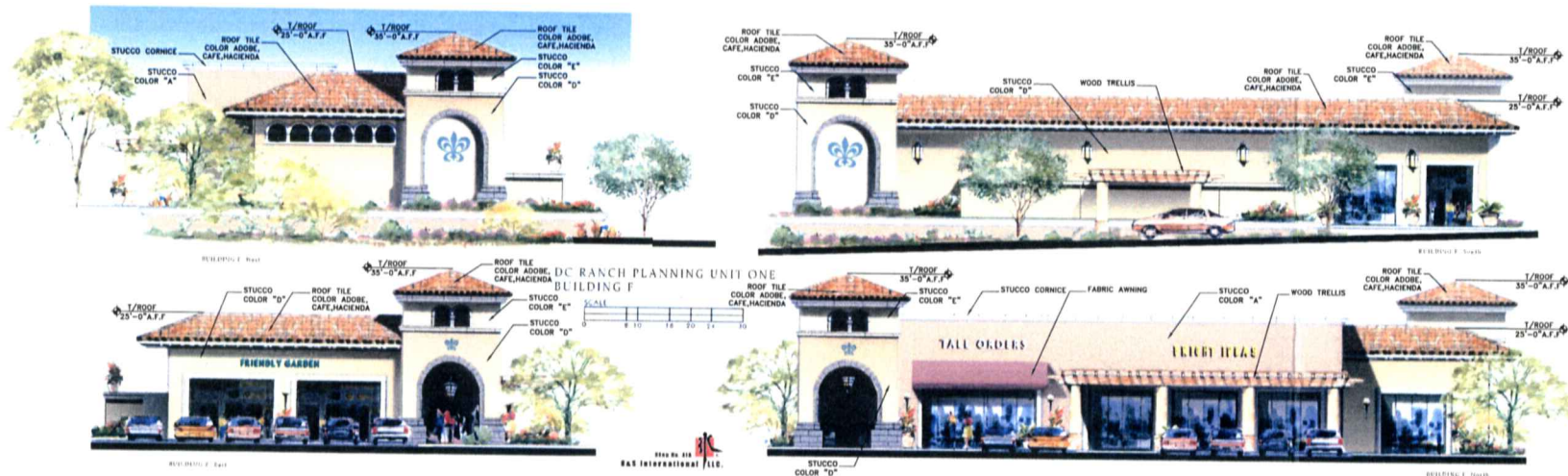
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ELEVATIONS
1" = 10'
0 5 10 20 30



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480-345-4000
480-345-1000 FAX

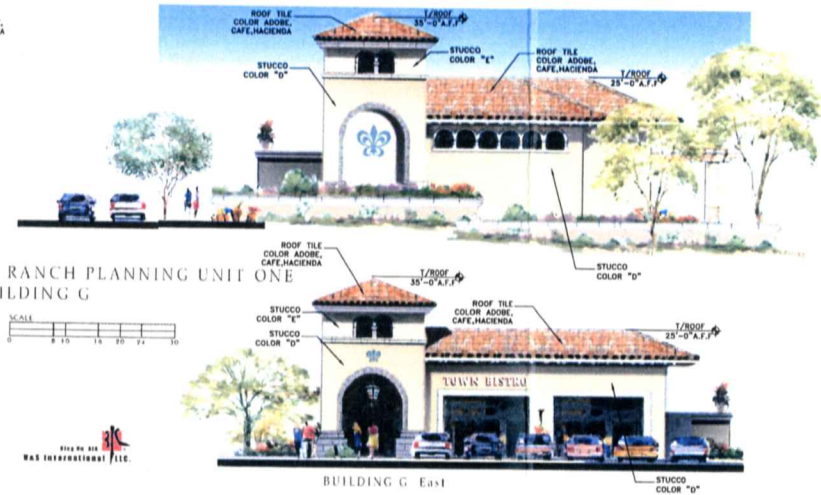
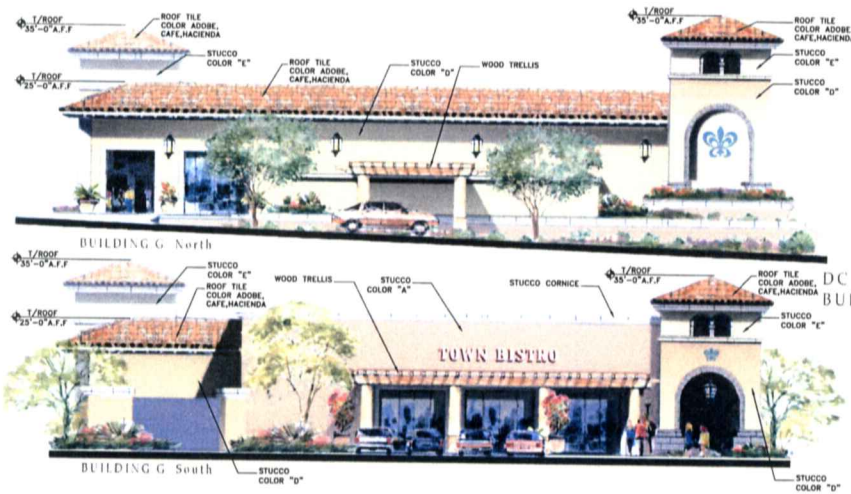
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BUILDING "G" EXTERIOR ELEVATIONS



DC RANCH PLANNING UNIT ONE
BUILDING G



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ELEVATIONS

1" = 10'



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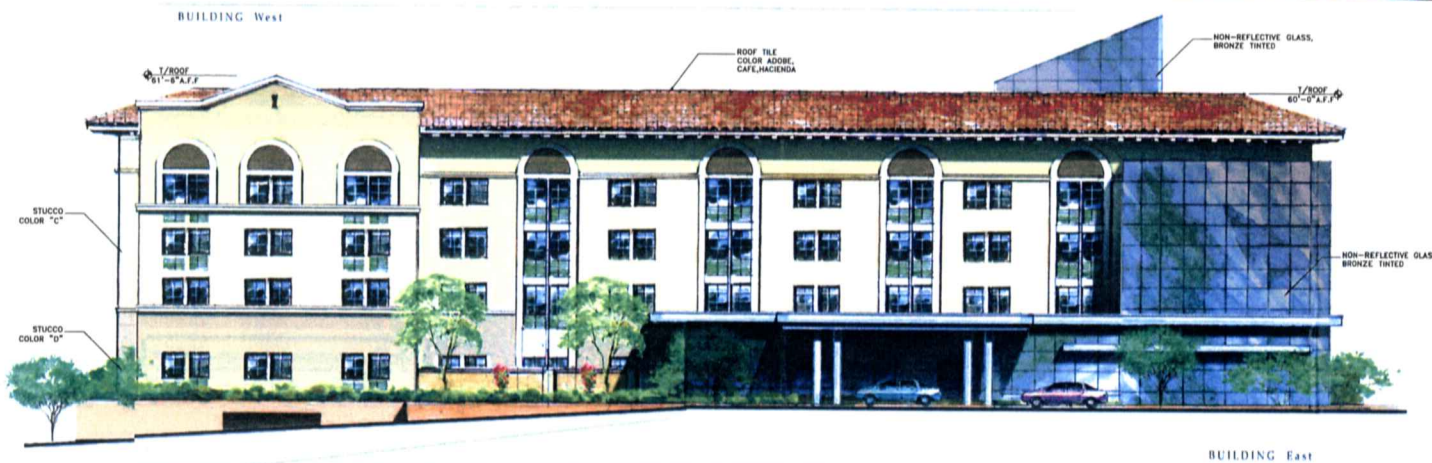
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ELEVATIONS 1" = 10'
0 5 10 20 30
DATE: 11 SEPTEMBER 2006



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601-881-1000
601-881-1001 (FAX)

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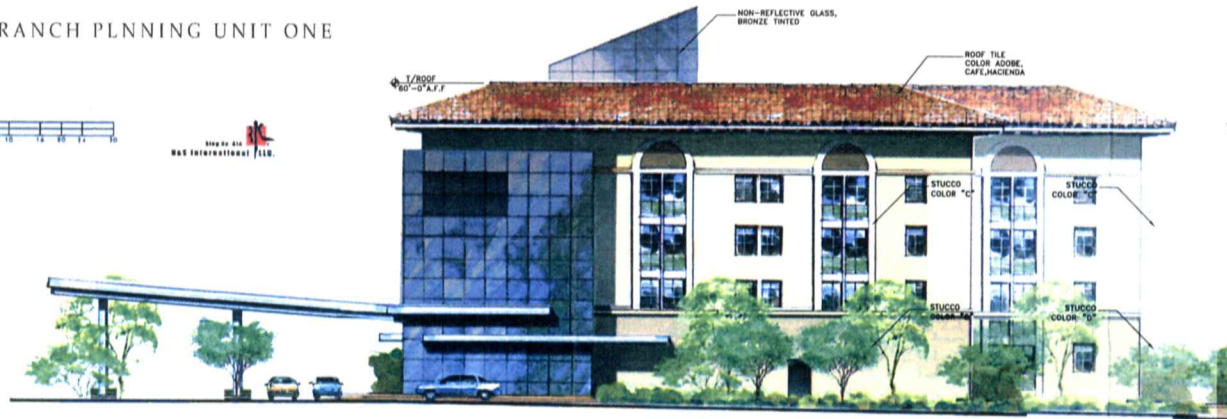


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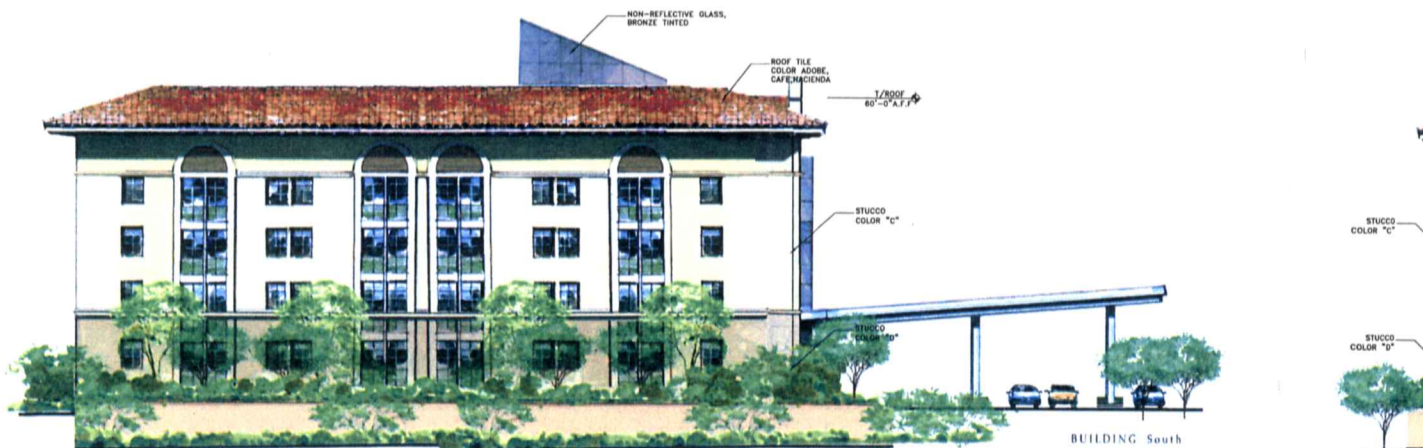
DC RANCH PLANNING UNIT ONE



SHOW BY DIA
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BUILDING North



BUILDING South

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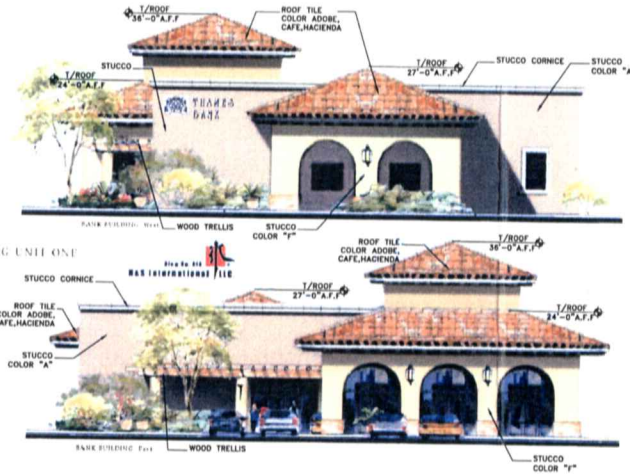
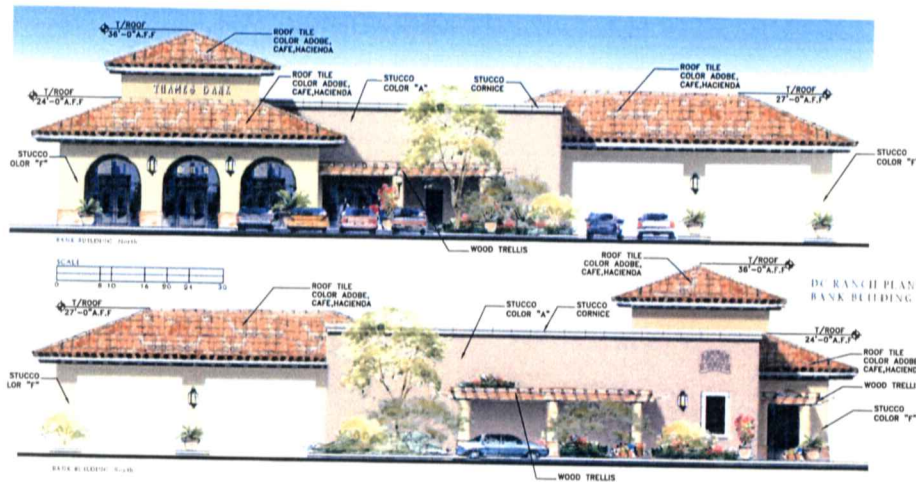
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